

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17242 AND VAR-17244

SDR-17247 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE STREETSCAPE REQUIREMENTS on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

49

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter from Rock D. Halverson and protest petition
6. Submitted after Final Agenda – Revised Plan

Motion made by STEVEN D. ROSS to Approve Subject to Conditions amending Conditions 3 and 6, replacing Condition 5 and the following added conditions as read for the record:

3. All development shall be in conformance with the site plan, date stamped 4/4/07, landscape plan, and building elevations, date stamped 10/2/06, except as amended by conditions herein.

5. Lots 1 and 5 on the site plan dated 4/3/07 shall be a minimum net lot size of 18,000 square feet. Lots 2, 3, and 4 shall be a minimum of 15,000 square feet. Maximum building height shall be two stories or 29.5, whichever is less.

6. The setbacks for this development shall be a minimum of 25 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet to the

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front of the house for homes that face a cul-de-sac, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 30 feet in the rear.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: A previous motion for approval with amended conditions by ROSS was reconsidered by motion by ROSS. Both motions carried unanimously.

Minutes:

A. The applicant shall construct a six-foot high decorative block wall along Jeanette Street, Deer Springs Way and the northern property line. The wall shall extend along both sides of the interior private drive to an equal distance north of Deer Springs Way.

B. The costs of any improvement to the interior street used by both the existing residents and the future residents of the five lot subdivision shall be borne solely by the applicant.

C. Prior to the submittal of civil improvement plans to the City of Las Vegas, the applicant shall meet with the owners of the three residential properties abutting the site to discuss the drainage plans for the project.

D. The owners of the three residential properties abutting the site shall not be required to become part of any future Homeowners Association.

E. Lighting along the interior cul-de-sac shall be limited to coach lighting. Such lighting shall be placed along both sides of the interior cul-de-sac. The applicant shall meet with the owners of the three residential properties prior to installation of the coach lighting.

F. The five lot subdivision shall tie into City water and sewer and have access to the private well used by the existing residents.

G. The owners of Lots 1 and 5 of the five lot subdivision may have horses in conformance to Title 19.

H. The existing residents shall continue to be on the Sloan Grid for electrical power.

See Item 81 for related discussion.